103.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,900 / 889,900
					USE VALUE:	889,900 / 889,900
					ASSESSED:	889,900 / 889,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		ARROWHEAD LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGARMAN JEFFREY D
Owner 2:	BRUMER REBECCA N
Owner 3:	
Street 1:	11 ARROWHEAD LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOUDREAU DIANE A -
Owner 2:	-
Street 1:	11 ARROWHEAD LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,415 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2567 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11415.000	356,200		533,700	889,900
Total Card	0.262	356,200		533,700	889,900
Total Parcel	0.262	356,200		533,700	889,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.70 | /Parcel: 346.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 66500

GIS Ref

GIS Ref

Insp Date 09/13/18

!8227!

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,400	0	11,415.	533,700	890,100	890,100	Year End Roll	12/18/2019
2019	101	FV	287,200	0	11,415.	533,700	820,900	820,900	Year End Roll	1/3/2019
2018	101	FV	296,800	0	11,415.	457,500	754,300	754,300	Year End Roll	12/20/2017
2017	101	FV	296,800	0	11,415.	427,000	723,800	723,800	Year End Roll	1/3/2017
2016	101	FV	296,800	0	11,415.	366,000	662,800	662,800	Year End	1/4/2016
2015	101	FV	295,500	0	11,415.	327,900	623,400	623,400	Year End Roll	12/11/2014
2014	101	FV	295,500	0	11,415.	303,500	599,000	599,000	Year End Roll	12/16/2013
2013	101	FV	295,500	0	11,415.	289,300	584,800	584,800		12/13/2012

PRINT

Date	Time
12/10/20	22:48:17

LAST REV

Date	Time
10/01/18	15:13:28

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8227

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUDREAU THOMAS	55169-66		8/13/2010		576,000	No	No		
	13264-334		8/18/1977		30,700	No	No		N

USER DEFINED

Prior Id # 1:	66500
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2012	109	Manual	21,000	C				remove partitions
10/28/2011	1384	Manual	4,000					replace entry door
10/26/1994	573	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	BS	Barbara S
6/1/2009	Measured	189	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11415		Sq. Ft.	Site		0	70.	0.67	4									533,717						533,700	

Total AC/HA: 0.26205 | Total SF/SM: 11415 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 533,717 | Spl Credit | Total: 533,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	126.942
Other Features:	92900
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399359
Depreciation:	43131
Depreciated Total:	356228

COMMENTS

646-7247 PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

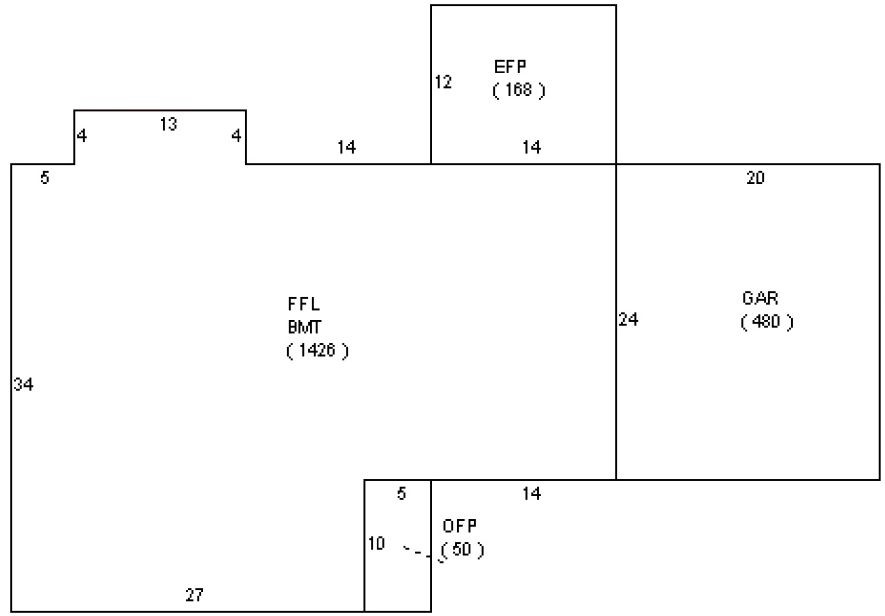
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.94
Special Features:	0	Val/Su Net:	100.34
Final Total:	356200	Val/Su SzAd	249.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,426	74.640	106,439
FFL	First Floor	1,426	126.940	181,019
GAR	Garage	480	20.000	9,601
EFP	Enclos Porch	168	42.990	7,222
OFP	Open Porch	50	43.550	2,178

Net Sketched Area:	3,550			Total:	306,459
Size Ad	1426	Gross Are	3550	FinArea	2567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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